

**The Lakewood Township Committee held a Virtual Meeting on May 12, 2022, at 5:30 PM, with the following present:**

**Mayor..... Raymond Coles**  
**Deputy Mayor..... Menashe P. Miller**

**Committee Members..... Meir Lichtenstein**  
**Michael D’Elia**  
**Albert Akerman**

**Municipal Manager..... Patrick Donnelly**  
**Municipal Attorney..... Steve Secare, Esq.**  
**Harold Hensel, Esq.**

**Municipal Clerk..... Lauren Kirkman**

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published on the Township’s website as well as in the Star Ledger on January 5, 2022. The public was invited to participate prior to the meeting by emailing [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov). The public was invited to participate during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov) or by using Cisco’s Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID#/Password was 2634-536-9806. This meeting as advertised was broadcast live and recorded through on Townhall Streams at <https://townhallstreams.com/>

**ROLL CALL** –Present: Mayor Coles, Deputy Mayor Miller, Committeeman D’Elia, and Committeeman Akerman.  
Absent: Committeeman Lichtenstein  
Also present: Township Attorney: Steven Secare; Attorney: Harold Hensel, Township Manager: Patrick Donnelly, Township Clerk: Lauren Kirkman, and CFO Peter O’Reilly.

**SALUTE TO THE FLAG AND PRAYER**

Mayor Coles opened the regular meeting at 5:30 p.m.

**MOTION TO APPROVE MINUTES:**  
**REGULAR MINUTES APRIL 7, 2022.**

Motion by Committeeman Akerman, seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Abstain: None

Absent: Committeeman Lichtenstein

Motion carried to approve minutes.

## **DISCUSSION:**

None

## **INTRODUCTION OF THE 2022 MUNICIPAL BUDGET**

Mayor Coles reviewed the high lights of the budget noting that there was a 1 cent tax increase despite the current rate of inflation. Mayor Coles thanked Administrator Donnelly, CFO O'Reilly and the Department Heads for their hard work on the budget.

Mayor Coles asked for a motion to adopt Resolution 2022-0215, the 2022 municipal budget.

Motion by: Committeeman D'Elia

Seconded by: Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Resolution 2022-0215 the 2022 Municipal Budget.

## CONSENT AGENDA

The items listed below are considered to be routine by the Township of Lakewood and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Mayor Coles asked for a motion to adopt the consent agenda Resolutions 2022-182 through 2022-214.

Motion by Committeeman Akerman  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt consent agenda.

- 2022-182 Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By Captain Finchley, LLC In Connection With SD #1356 (Route 9) Block 431, Lots 9.01-9.47
- 2022-183 Releasing A Performance Guarantee Posted By Captain Finchley LLC., In Connection With SD #1356B (Route 9) Block 431 Lots 9.01-9.47
- 2022-184 Releasing Performance Guarantee Posted By Captain Finchley, LLC (Previously C Hook, LLC) In Connection With SD#1356 (Route 9) Block 431, Lot 9
- 2022-185 Reducing The Performance Guarantee (First Reduction) Posted By The Special Children's Center, Inc., In Connection With SP #2123 For Block 486 Lots 3197-3199, 3215,3216 And Block 490 Lot 13.01
- 2022-186 Releasing Performance Guarantee Posted By Niagara Air Cooling And Heating LLC, In Connection With 538 Marc Drive, Block 778.05 Lot 43
- 2022-187 Releasing A Performance Guarantee Posted By Arm Land Group, LLC, In Connection With ZB #3710b (Lanes Mill Road) Block 189.04 Lots 68, 197 &201
- 2022-188 Recognizing April 29, 2022 As "Arbor Day" Resolution Of The Township Of Lakewood, County Of Ocean State Of New Jersey In Support Of Clean Water, Healthy Families,
- 2022-189 In Support Of Clean Water, Healthy Families, Good Jobs
- 2022-190 Supporting A Fiscal Year 2023 Community Funding Project Request And

- Proposed Project For The Lakewood NJ Water, Sewer, And Road Improvements
- 2022-191 Authorizing The Establishment Of Policies And Procedure For The Payment Of Claims, Claimant's Signature For Payment
- 2022-192 Authorizing The Certification Of Compliance With The United States Equal Employment Opportunity Commission's "Enforcement Guidance On The Consideration Of Arrest And Conviction Records In Employment Decisions Under Title VII Of The Civil Rights Act Of 1964"
- 2022-193 Authorizing Emergency Temporary Appropriations For The Period Between The Beginning Of The Current Fiscal Year And The Date Of The Adoption Of The 2022 Budget
- 2022-194 Making Application To The Local Finance Board Pursuant To N.J.S.A. 40a:4-45.3d
- 2022-195 Authorizing The Procurement Of Fireworks Displays For The Township
- 2022-196 Authorizing Barina Automotive Services To Provide Vehicle Collision Repair Services
- 2022-197 Authorizing The Procurement Of An Ambulance Stretcher
- 2022-198 Authorizing The Lakewood Township Police Department To Acquire Illuminator Or Other Type Of Demil Code B – Q Optics From The Federal 1033 Program.
- 2022-199 Authorizing The Execution Of An Agreement With Ocean County For The Electrical Current To Be Provided For The Traffic Signal Located At The Intersection Of Route 526/West County Line Road (County Road #9) And Teaberry Court
- 2022-200 Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The "Traffic Enforcement Program Grant FY2022."
- 2022-201 Authorizing Member Participation In The NASPO Value Point National Cooperative Pricing System
- 2022-202 Authorizing The Bid Award For "2021 Road Improvements To "Earle Asphalt Company
- 2022-203 Authorizing Approval To Submit A Grant Application (2022 Highway Safety Fund Grant) And Execute A Grant Contract With The New Jersey Department Of Transportation Under The Safe Corridors Act
- 2022-204 Approving The Application For A Long Term Tax Exemption To AOTS II Urban Renewal, LLC, And Submitting Same To The Township Committee For Review Of The Proposed Financial Agreement
- 2022-205 Designating 500 Blvd Urban Renewal LLC, As Successor Redeveloper Of Block 961.03, Proposed Lot 6.02 In The Cedarbridge Redevelopment Area And Authorizing Sale Pursuant To The Local Redevelopment And Housing Law

- 2022-206 "Requesting A Consolidation Of Block 2, Lot 24; Block 2, Lot 50; Block 2, Lot 51 And Block 2, Lot 58"
- 2022-207 Requesting A Consolidation Of Block 494, Lot 4.01 And Block 494, Lot 8.01
- 2022-208 Requesting A Consolidation Of Block 44, Lot 25 And Block 44, Lot 26
- 2022-209 Authorizing A Refund Of A Homestead Benefit On Block 524.02 Lot 80
- 2022-210 Authorizing The Tax Collector To Void And Cancel The Taxes Due And Paid On Block 118, Lot 10.100
- 2022-211 Authorizing The Tax Collector To Void And Cancel The Taxes Due And Paid On Block 169, Lot 31.06
- 2022-212 Authorizing The Tax Collector To Refund Taxes Paid On Block 538 Lot 42 Due To A Reduction Of Assessed Value
- 2022-213 Authorizing The Tax Collector To Refund Taxes Paid On Block 187.04 Lot 18 Due To A Reduction Of Assessed Value
- 2022-214 Authorizing The Mayor To Sign A Revocable License Agreement With Misameach, Inc., D/B/A Spreading Smiles To Permit The Utilization Of The Township's Vacated Portion Of Charles Avenue As Part Of An Outdoor Recreation/Open Space Area
- 2022-215 2022 Municipal Budget

## **ORDINANCES FOR FIRST READING-**

Clerk Kirkman read the following Ordinance by title only:

**2022-026 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40A:21-1 Et Seq., Granting Abatement To Local Property Taxes To 1975 Swarthmore Avenue, LLC, For Facilities Located At Block 1607, Lot 4, And Authorizing The Mayor And Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement**

Mayor Coles asked for a motion to introduce ordinance 2022-026.

Motion by Committeeman Akerman  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to introduce Ordinance 2022-026 with a public hearing on **June 23, 2022**.

Clerk Kirkman read the following Ordinance by title only:

**2022-027 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Mayor To Execute A Financial Agreement By And Between The Township Of Lakewood And AOTS II Urban Renewal, LLC, Pursuant To N.J.S.A. 40A:20- 1, Et Seq. For Property Located At Lot 2.14 In Block 961, As Shown On The Official Tax Map Of The Township Of Lakewood Located In The Cedarbridge Redevelopment Plan Area.**

Mayor Coles asked for a motion to introduce ordinance 2022-027.

Motion by Committeeman Akerman

Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to introduce Ordinance 2022-027 with a public hearing on **June 23, 2022**.

Clerk Kirkman read the following Ordinance by title only:

**2022-028 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing And Vacating The Rights Of The Public To Portions Of Paper Streets Known As Inman Avenue, Keune Place, Reed Avenue, Nan Street, Elizabeth Avenue, Miner Avenue, Old Toms River Road, And An Unnamed Paper Street Located Between Blocks 1165 And 1173 In The Township Of Lakewood**

Mayor Coles asked for a motion to introduce ordinance 2022-028.

Motion by Deputy Mayor Miller

Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to introduce Ordinance 2022-028 with a public hearing on **June 23, 2022**.

Clerk Kirkman read the following Ordinance by title only:

**2022-029 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Private Sale And Conveyance Of Block 1160.08 Lot 155, Lying Within The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40A:12-13, Et Seq., To The Lakewood Township Industrial Commission For Nominal Consideration (Property Located In The Area Of Keune Place, Reed Avenue And Inman Avenue, Southeast Of The Garden State Parkway And Cedar Bridge Avenue Overpass).**

Mayor Coles asked for a motion to introduce ordinance 2022-027.

Motion by Committeeman Akerman

Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to introduce Ordinance 2022-027 with a public hearing on **June 23, 2022**.

**ORDINANCES FOR SECOND READING-**

Clerk Kirkman read the following Ordinance by title only:

**2022-016 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter Bh16 (Noise Regulations) Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section Bh16-6 (Exceptions)**

Mayor Coles opened the public hearing on ordinance 2022-016.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-016.

Motion by Committeeman Akerman

Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None  
Abstain: None  
Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-016 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-017 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter 5 (Animal Control )Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section §5-8.5 (Noise, Disturbing The Peace) And Section §5-8.6 (Running At Large)**

Mayor Coles opened the public hearing on ordinance 2022-017.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-017.

Motion by Committeeman Akerman  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None  
Abstain: None  
Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-017 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-018 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter VI, Alcoholic Beverage Control, Section 6-.4. License, Fees Maximum Number)**



Mayor Coles opened the public hearing on ordinance 2022-018.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-018.

Motion by Committeeman Akerman  
Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-018 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-019 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Public Sale Of Block 368 Lot 1 And Block 363 Lot 1 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Ridgeway, James and Rector Pl.)**

Mayor Coles opened the public hearing on ordinance 2022-019.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-019.

Motion by Committeeman D'Elia  
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-019 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-020 Ordinance Of The Township Of Lakewood County Of Ocean State Of New Jersey To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40A:4- 45.14)**

Mayor Coles opened the public hearing on ordinance 2022-020.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-020.

Motion by Committeeman Akerman  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-020 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-021 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40A:21-1 Et Seq., Granting Abatement Of Local Property Taxes To AEB 2, LLC, For Facilities Located At Block 768, Lot 33.01 And Authorizing The Mayor And Or His Designee And Township Clerk To Execute Any And All Documents Necessary And Proper To Enter Into A Tax Abatement Agreement (235 River Ave.)**

Mayor Coles opened the public hearing on ordinance 2022-021.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-021.

Mayor Coles commented that the property requesting an abatement is located on the route 9 corridor and has replaced three very old houses. The building is going to be occupied by a magazine publishing office, real estate developer, attorney and many others. These offices are set to create and maintain more than 50 new jobs and will enhance the general appearance of the area.

Motion by Committeeman D'Elia  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-021 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-022 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Authorizing The Tax Collector To Cancel Any And All Taxes For The Tax Year 2021 Due On Block 190, Lot 73.25 Owned By Cong Ohr Yisroel Saba Kadisha Druzh Pursuant To And In Accordance With N.J.S.A. 54:4-3.6c**

Mayor Coles opened the public hearing on ordinance 2022-022.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-022.

Mayor Coles noted that the ordinance was being amended to include waiver of any interest that accrued as a result of the taxes being erroneously charged.

Motion by Committeeman Akerman  
Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein, Deputy Mayor Miller

Deputy Mayor Miller momentarily lost connection.

Motion Carried to adopt Ordinance 2022-022 as amended after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

**2022-023 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-21.1 Entitled “Four-Way Stops” (Argyle Avenue)**

Mayor Coles opened the public hearing on ordinance 2022-023.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-023.

Motion by Committeeman Akerman  
Seconded by Committeeman D’Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D’Elia and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein, Deputy Mayor Miller

Motion Carried to adopt Ordinance 2022-023 after public hearing and second reading.

Deputy Mayor Miller had a momentary connectivity issue.

Clerk Kirkman read the following Ordinance by title only:

**2022-024 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter 11-20 Entitled “Stop Intersections” Of The Revised General Ordinances Of The Township Of Lakewood. (Metedeconk And Cathedral Drive)**

Mayor Coles noted that there were several comments submitted on line for this ordinance.

Mayor Coles opened the public hearing on ordinance 2022-024.

The following comments were submitted:

**From:** Yocheved Dickstein

**Subject:** [External] Metedeconk Cathedral Stop Sign

To Whom It Concern,

As a resident of Metedeconk Lane I object to the installation of all-way stop signs on the intersection of Metedeconk and Cathedral. Cathedral ends at Metedeconk, which is a short, dead end street with there is very very little traffic it absolutely does not need any stop signs at the intersection. It would be a great waste of township dollars as is will do nothing to improve safety to an already safe intersection.

Tsivia Dickstein  
6 Metedeconk Ln

From: stm0206@gma >

Subject: [External] 4 way stop on metedeconk & cathedral

Good afternoon,

I was made aware that the corner of metedeconk and cathedral is scheduled to get an installation of a 4 way stop sign...

Did anyone drive by to see the intersection? One corner is someone's drive way ,(aka dead end) and one corners is an empty cul de sec backing the metedeconk River.

Can we get just a one way stop from metedeconk to cathedral? And use ur township \$ for something more important!

Traffic isn't to busy on that corner .

Thanks for taking care of the town ans keeping us safe!

**From:** Leah Horowitz

**Subject:** [External] Stop sign

I live at 1 cathedral and I object to putting up an all way stop sign at my house. It is barely considered an intersection let alone a busy one. I will also be losing the parking spots at the front of my house we're the stop sign to be erected. Thank you! --  
Leahle Horowitz

Seeing no further comment, Mayor Coles asked for a motion to adopt Ordinance 2022-024.

Motion by None  
Seconded by None

The adoption of Ordinance 2022-024 died for lack of motion.

Clerk Kirkman read the following Ordinance by title only:

**2022-025 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Article IX ("Zoning Districts And Regulations") Section 18-900 Of The Unified Development Ordinance Of The Revised General Ordinances Of The Township Of Lakewood.**

Mayor Coles opened the public hearing on ordinance 2022-025.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-025.

Motion by Committeeman Akerman  
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Motion Carried to adopt Ordinance 2022-025 after public hearing and second reading.

**CORRESPONDENCE-** None

**MOTION TO APPROVE BILL LIST:** Dated May 10, 2022.

Mayor Coles asked for a motion to approve the bills list of May 10, 2022.

Motion by Committeeman Akerman  
Second by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: Committeeman Lichtenstein

Bill List of May 10, 2022 was approved.

**PUBLIC COMMENTS**

**The public was invited to participate prior to the meeting by emailing [premeetingcomments@lakewoodnj.gov](mailto:premeetingcomments@lakewoodnj.gov). The public was invited to participate during the meeting via [comments@lakewoodnj.gov](mailto:comments@lakewoodnj.gov) or by using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual).**

Mayor Coles opened the meeting to the public:

Avrohom Schubert, 18 Jefferson, noted his appreciation for the Township Committee. Mr. Schubert expressed his concern for the Planning Board's approval of the school on Ridge. Mr. Schubert indicated that the school would include a banquet hall for 300 people. Mr. Schubert expressed his disappointment with the planning board's review of the infrastructure and parking of this facility.

Yamin Blumenkrantz, also expressed his dismay with the proposed school and Simcha hall on Ridge. Mr. Blumenkrantz opined that there was not sufficient parking for this location. Mr. Blumenkrantz indicated that the traffic when the school started and ended would be very heavy not to mention the traffic from the banquet hall.

Ira Zlotowitz, 12 Redmon Lane, stated he shared the same sentiments as the previous commentors. Mr. Zlotowitz indicated he was supportive of a school being built. However, Mr. Zlotowitz expressed concern with the number of buses as well as the traffic study that was performed.

Seeing no other live comments, Mayor Coles reviewed the emailed comments.

**From:** Shaya Stern

**Subject:** [External] Public comment

Hi Mayor and Committee,

I'd like some information regarding one of the resolutions on today's agenda.

Resolution 2022-190 is regarding getting federal funding for new roads and infrastructure.

Is the Township Committee trying to obtain \$4 million in federal funding for roads and utilities so BMG can build houses on their newly acquired land on Georgian Court University?

If yes, this is really weird to me, because usually, house developers use their own money to pay for roads and Utility infrastructure. They don't get the Township to ask the Federal Delegation to hook them up with "free" (i.e. taxpayer funded) roads.

Hoping you can give me some insight here.

Thanks!

Shaya Stern

Mayor Coles explained the Township was looking for funding for infrastructure which was a very common practice with these type of projects.

**From:** Chaim Gross

**Subject:** [External] Public comment

Hi Mayor and Committee,

I am writing this as a public comment regarding the resolution to support BMG's application for federal funding to pay for roads and utilities for their proposed expansion.

Congressional funds are typically used for major infrastructure projects which will improve quality of life for "entire communities" - not to pay for roads for private housing developments.

I am sure that if our town leaders would put their heads together, you can come up with proposals to apply for congressional funds towards improvements which will improve quality of life for everyone. An example that comes to mind is a bridge over Lake Carasaljo, or new sidewalks and street lights along the many roads in town that are still missing sidewalks and street lights.

Last year, with the committee's support, BMG received \$3 million towards the purchase of this land from Georgian Court University so they can eventually build a day care center on the land.

There is absolutely no need for the committee to adopt this resolution supporting and authorizing BMG's application for an additional \$4 million for their roads and utilities.



Thank you!

Mayor Coles reiterated the Township works with a number of projects to try and obtain funding for them.

Mayor Coles noted there were several emails objecting to the Ridge Ave School/Simcha Hall:

From: Fruma Rubin  
Subject: [External] Subject: Ridge Avenue Disaster Zone

Dear Committee members:

Two nights ago, at the planning board meeting a disconcerting scene unfolded.

An applicant came in regarding important concerns about representations he made in relation to his development project. He had received approvals approximately 2½ years ago to construct a school, a banquet hall and 15 residential homes. However, what the Board heard at that time turned out to be vastly different from what is the reality.

On practically every issue where the developer had to represent either a size or a number which the Board would rely on to base their decision – it was proven that the information presented was far less than the truth. In fact, it is clear that the developer was, and continues to play musical chairs with the numbers. He intentionally says whatever it takes to get his approvals even when untrue.

For instance, his school's student body has grown from 361 to 702 to 777, and now we're informed that he's admitted it'll be in excess of 800 (30 students per 28 classrooms).

The use of his Ridge Terrace Banquet Hall has also grown from 150 guests to 225 to 267 to the-now-being-advertised in The Lakewood Voice, BP Weekly, and their own website as one of "Lakewood's largest non-wedding halls – comfortably hosting over 300 guests". However, based on the size of the place it will clearly accommodate over 400. And in fact, the Hall's rep admitted that to be the case, but said that "for now" she's being told to say about 300 guests.

Also, the number of school buses were originally represented to be a maximum of 8 and now in the 6th or 7th "revision of the traffic study he admits it'll be 15 buses. But again, that's only based on fictional number of 702 students, not the 840 or more.

The ramifications of all these "mis-truths" will destroy the neighborhood's infrastructure and breed perpetual anger at the new neighbor over his deception and the township government bodies which allowed this shenanigan.

We wish for peace to reign in the community. The only way to accomplish that is for the planning board to hold a full and fair rehearing on the matter where the entire truth and nothing but the truth will be told. This way the Board will have the proper tools to make a sensible decision on what type of site plan is appropriate.

Additionally, the developer has been telling his parent body and others that the neighbors are evil people trying to destroy an educational institution. But nothing could be farther from the truth. We have no issue with the school. Our issue is simply how he manipulated the approval process in order to trick the board into also approving his housing investment project through outright deceit. The result is that the school site suffers from a severely inadequate site plan.

Everyone besides the developer feels that the school MUST have a properly sized bus circulation lane to be safe for the children. Everyone besides the developer believes that it MUST have an adequate parking plan for the large banquet hall.

Unfortunately, this does not appear to be a mishap or oversight by the developer. This has been a calculated strategy to game the system. Even experienced Board members expressed great concern over the glaring inconsistencies in what was represented to them before and what they're now finding out about.

This situation is unprecedented, and our committeemen must do something to fix the problem, protect its citizens, and make things right.

As things currently stand, Ridge Avenue and surrounding streets are doomed to become a living nightmare in the mornings, afternoons, and nights throughout almost every day of the entire year.

We respectfully demand a proper rehearing where information provided will be vetted by credible professionals and our community will continue to live in harmony with its new neighbor.

Sincerely yours,  
Jeffrey Rubin  
13 Remon Lane  
Lakewood, NJ 08701

**From:** Shmiel Feldman

**Subject:** [External] Public comment re: Kaminetz, planning board

Hi Mayor and Committee,

I was wondering if you are up to date regarding the Kaminetz school and Simcha Hall on Ridge Avenue and this week's Planning Board meeting.

When the Simcha Hall was originally approved by the planning board, Traffic Expert Scott Kennel testified that the hall could fit **225 guests**.

The hall was just built.

Last week, they placed an ad in BP Weekly advertising that they can fit "**over 300 guests**".

They obviously realized their lie so they omitted that number in this week's BP Weekly ad.

At the Planning Board rehearing meeting this week their attorney tried explaining that the 300 number was just a "typo"!

To be sure, I called the Simcha Hall office to reserve the hall. I asked if I can reserve the room for 350 guests. The secretary told me that "until after the planning board meeting we are telling people that we can only fit 300, but after the planning board meeting we will be able to advertise for more"!

This is absolutely ridiculous!

The way I see things, Kaminetz, Gutfreund, and Scott Kennel should be charged with perjury.

I understand that John Jackson is planning on conferring with Steven Secare now that the planning board voted 3-3 on the rehearing.

I am curious to now hear the mayor and committee's thoughts on this fiasco.

Thanks!

Shmiel Feldman  
Lodz Lane

From: Shloimy Weiss  
Subject: [External] Public comment - Vine Street, BMG grant

Hi Mayor Coles and Committee

Firstly, I want to applaud your awarding tonight of the Vine Street Extension project. Hopefully, once complete, Vine Street together with Vermont Avenue will alleviate some of the traffic congestion in Lakewood.

My second comment is technically along the same lines of my first comment.

The committee is scheduled to adopt a resolution supporting a grant for BMG to receive a \$4 million congressional appropriation to build roads and utilities in their proposed expansion on Georgian Court's campus.

While building houses is apparently a worthy cause to help alleviate the entire nation's housing crisis, I think that the township can do even better.

Instead of using congressional funds to improve the lives of new residents who want to move to Lakewood, I think the township should expend efforts to improve the quality of life of the township's many existing residents, for example, for building more parks, sidewalks, and street lights all around town - for everyone in town.

Thank you for your consideration!

Shloimy Weiss  
655 Princeton Avenue

Mayor Coles noted the Township spends quite a bit of money each year planning and building parks, sidewalk and street paving as well as street-lights and traffic lights as well as solicits for federal infrastructure funds for these projects.

Mayor Coles noted there were some additional comments about the school.

From: rastahl@optonline.net  
Subject: [External] Our childrens lives are at stake!

It is imperative that the school on Ridge Ave have enough and extra parking. Currently, even without the school there, Ridge is often backed up between Gefen Dr and the stop signs on Brook Road. Please realize that this will be the Third School in a 1/3 of a mile! Across the street there is a large boys high school which has added considerable, but manageable traffic to the area. With the new elementary school opening, it will quickly put this delicate situation in crisis. There are already many children walking along this road, and the school will bring many many more. 80 parking spaces is a laughable amount. The school building is easily going to hold double and triple its current amount of students in its current location. This leads to double and triple the staff... As well as the hall claiming to hold 300 guest (not including staff needed for events) and the huge pool that will be rented out. Ridge Ave and Gefen Dr are unable to hold extra, parked on the side of the street traffic. In fact this occasionally happens when there is a large funeral going on and the parked and moving traffic backs up and creates a nightmare. That however is an occasional, understandable situation. To create a permanent traffic nightmare that could be easily resolved at this point is untenable. This potentially devastating situation could be easily prevented by requiring the school to extend their bus loading zone and creating many more parking spaces. Please! Help us ensure the safety of our children!

Raphael Stahl

From: esther katz  
Subject: [External] Public Safety  
To the Esteemed Township Committee,

I'm writing regarding serious concerns about the Kamenetz Development. It has come to my attention that the developer stated on their application that the school building will have 361 students, however it recently came to light that they are, in actuality, planning on having 800 students. Interestingly enough, when speaking Mr. Gutfreund explicitly told my neighbor that he plans on having 30 boys in every one of the 27 classrooms which brings the student count to over 800 students. In addition, the engineering report for the MUA clearly reported usage for 777 students. This poses a serious traffic and safety concern for their students, pedestrians, and local drivers. Their claim that they will stagger the buses is ridiculous, in a town like Lakewood, school schedules revolve around the bussing companies' schedules. I've spoken to countless Lakewood teachers and school staff and their response was unanimous: staggering buses in Lakewood just doesn't work.

In addition, there are way too few parking spots to accommodate the over 300 guests that they are advertising the hall can accommodate. The hundreds of cars will line Ridge, which is a very narrow street, and traffic jams and injuries are to be expected.

I, along with many other residents in the vicinity, feel that it is the township's responsibility to make necessary changes to ensure that Ridge (which already has seen far too many road accidents) doesn't become a dangerous street to drive and walk on.

The township is here for the wellbeing of the Lakewood residents- I trust that the necessary changes will be made immediately.

Thank you,

Esther Katz

From: Rachel Bernath

Subject: [External] Ridge Ave - Danger Zone

Dear Board Members,

Hi, my name is Rachel Bernath. I live at 4 Gefen Dr. My house is directly behind the site of Kaminitz Yeshiva. Thank you for taking the time to hear our case last night. I was at the meeting and wanted to clarify one thing that was constantly being brought up.

They kept asking why we are just waking up now with this issue. The reason for that is we really do have no problem with a school moving into our neighborhood, BUT WE WERE MISLEAD ABOUT THE SIZE OF THE SCHOOL AND WE TRUSTED THE BOARD TO MAKE SURE THAT IT WILL BE BUILT WISELY TO HAVE THE LEAST EFFECT ON THE SURROUNDING AREAS.

The school preempted contention by speaking to a few key members of the neighborhood. He led them and my entire neighborhood to believe that the school is a small school and will remain small. He did not mention anything about a hall or pool being built. We had no problem with that, and since many of us are friends with him, we trusted that what he was saying was true and that he was doing everything legally, and we did not contest it. As you can see, there are two other schools in the neighborhood and we don't have a problem with them.

Now that Kaminetz school has doubled the size, and the hall was introduced and is growing by the minute, and the largest pool in Lakewood was also put into the picture, it is OBVIOUS to all that the infrastructure for parking and traffic flow is WAY too inadequate.

What's really surprising here is that WE ALL WANT THE SAME THING. All those parents from the school also want to be able to drop their children off safely and without sitting in a logjam for hours. And, I'm sure, though they can't admit it publicly, the administration of the school really does not want to deal with a safety hazard of such epic proportions.

(As was mentioned in the meeting the requirement of staggering bussing really means absolutely nothing because we have zero control of the buses or if there even will be buses and there will be many days and many children daily without buses.)

The fact that they said only 6 buses at once with a total of 8 buses shows that they were intentionally misleading the public and the board so it is irrelevant whether or not the building size changed. They should have told the board 16 buses. If in fact they are going to be required to use no more than 8 buses daily, who is going to be reinforcing this? And whom should I contact when I notice a backlog of buses on the property and additional buses blocking traffic on Ridge?

The fact that their hall is supposed to be limited to somewhere around 200 people and they are advertising over 300 shows they are intentionally misleading the public and the board. Who do I call when there is an event there with 300 couples trying to park in my driveway and playing music in the middle of the night?

It's really up to the board to prevent this tragedy from happening by requiring adequate circulation of buses and parking COMPLETELY on the school property and not to trust that they will follow resolutions when there is no way to reinforce it, especially being that this administration has already been proven not to keep their word.

We beg of you to please save our neighborhood and prevent the loss of life and time now when there is still recourse.

Thank you,  
R. Bernath

From: Daniel Snyder  
Subject: [External] Kamenitz- ridge Ave development

To all it may concern,

I and many others attended the planning boards meeting this past Tuesday with regard to Yeshivas Kaminetz approval on Ridge Ave. The result being a tie vote. This outcome is appalling and deeply disappointing considering the valid arguments that were brought up by the neighbors.

I would like to address a few,

1) Why did the neighbors wake up late with this appeal

Yes I was aware that the school was being constructed and was very concerned about the traffic and safety dangers this would create for our families. However I relied upon the approval system and the PB to work the way it's supposed to, basing decisions on true facts. I trusted that the applicant's submission would be truthful and straightforward. I trusted that the PB would not be making their decision based on misinformation. The fact is that this site plan neither works nor makes any sense and no one disagrees with this. An appeal was filed when the discrepancies were realized.

2) A Board member claimed that they only have leverage over the applicant when major variance are requested. Since there weren't any here the Board would not be able to issue a rehearing as the outcome would not have changed.

Is this true? Isn't safety taken into consideration when approving a school project? Doesn't the board require a traffic study to see how the area will get affected? If let's say a school applies to put up a building for 5000 students creating a safety hazard, would the Board approve and not require the applicant to take issue??

Increasing a student body by more than double, increases bus traffic, increases parent drop off especially during 'no bussing' days should be sufficient reason to question how this will affect our safety.

3) There is no question that the current approval will be catastrophic for the neighborhood and nobody refutes this. With 800 plus students, 16 buses, A simcha hall accommodating over 300 people, insufficient parking, a real danger that needs to be dealt with. There will be over 100 cars circling Gefen drive nightly searching for simcha hall parking. This puts our children at a huge safety risk.

4) We welcome Yeshivah Kaminitz to our neighborhood. We only ask that they don't put our children's safety at risk, They don't destroy our quality of life. We would like sufficient parking, an adequate bus circulation lane, and a plan they will make our neighborhood safe and livable.

Please do whatever you can to address our concerns

Respectfully,  
Daniel Snyder  
Gefen dr

Daniel Snyder  
DS Builders LLC

From: miriam spira  
Subject: [External] Neighborhood safety hazard

Dear township officials,

I am writing regarding a very upsetting situation that needs to be addressed asap. After doing much research it is clear that the kaminetz developer/ Mr. Gutfreund applied under completely false pretenses which should void their approval. At the very least it should be re-opened with full disclosure.

The application was originally submitted for 361 students. We trusted our officials at the planning board who approved this. There was no reason for us or the board members to suspect and investigate if this was an honest number. As soon as we were made aware that it was truly 777 students( which the report to the MUA indicated), we requested architectural plans which they REFUSED to give us until 6 months later when we hired an attorney to get it.

The planning board stated on record that they were clearly under the impression of 361 students at the time they granted approval. Now, with more than double students there is a serious safety concern that responsible politicians cannot overlook.

In fact Mr. Gutfreund told a neighbor that he plans to have 30 children/ class x 27 classes which totals OVER 800 STUDENTS.

Since they LIED ON THEIR APPLICATION, the claim that we missed the time frame to appeal should not play a role. In fact the applicant should reimburse the legal fees we were required to pay to expose the truth and keep our neighborhood safe which is a right we should not be denied.

The simcha hall numbers keep growing over the number submitted on the application. Currently they are advertising "over 300 guests with ample parking". There is nowhere near enough parking in their plans. We will have cars parked all over Ridge (which is too narrow as is) and the overflow will come straight to our development. The circular for a school of that size cannot hold all their busses - in addition to parents picking up their children. I am afraid to think what the traffic will look like and how we will be able to get out of our development. The corner of 7th and Brook have seen many accidents and this will g-d forbid increase them drastically.

Safety comes first and we are counting on you, our politicians, to enforce that developers do their business honestly so we can all stay safe.

I look forward to a response shortly.

With much appreciation,

M. Spira

Solomon Spira, 14 Remon Lane, came forward live to speak. Mr. Spira expressed concerns with the bus circulation. Mr. Spira opined that there should be an additional entrance for the buses. Mr. Spira expressed his dissatisfaction with the representations the applicant made to the planning board.

Seeing no further comments, Mayor Coles closed the public comment portion:



## **COMMENTS FROM COMMITTEE MEMBERS –**

Committeeman D’Elia had no comments.

Committeeman Akerman noted he heard everyone’s concerns.

Committeeman Lichtenstein was not present.

Deputy Mayor Miller had no comments.

Mayor Coles commented thanked everyone for their comments this evening.

**CLOSED SESSION:** Attorney Secare advised there was no need for executive session.

## **ADJOURNMENT**

Motion by Deputy Mayor Miller, second by Committeeman Akerman, with all in favor to adjourn the meeting. Meeting adjourned at 6:11 PM.

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Lauren Kirkman, RMC, CMR  
Township Clerk